

STAYTON PLANNING COMMISSION
MEETING MINUTES
November 29, 2010

COMMISSIONERS: Michelle Wonderling –Chairperson Doug Cudahey
Carl Sampson David Quillin
Ralph Lewis

STAFF MEMBERS: Dan Fleishman, City Planner
Jennifer Jackson, Permit Clerk

- 1. CALL TO ORDER:** Chair Wonderling opened the meeting at 7:00 pm.
- 2. APPROVAL OF MINUTES:**
 - a. Cudahey moved and Sampson seconded that the minutes of October 25, 2010 be approved as presented. The motion was approved unanimously with Wonderling abstaining.
- 3. Public Hearing- Land Use File # 14-11/10, Site Plan Review Application, Santiam Memorial Hospital, 1001 N 10th Ave, temporary parking lot.**
 - a. **Commencement of the Public Hearing:** Chair Wonderling read the opening statement and asked if there are any conflicts of interests. No members declared any.
 - b. **Staff Introduction:** Fleishman introduced the case before the Commission.
 - c. **Applicant's Testimony:** Warren Tyler, with PKA Architects, introduced himself and explained that the application is for a temporary parking lot at the northeast corner of N 10th Ave and E Santiam St. The parking lot will be used for staging materials, construction offices, construction worker parking and parking for employees during the 2-year period of construction of the hospital addition.
 - d. **Staff Report:** Fleishman presented the staff report with a recommendation for approval with conditions that are outlined in the draft order attached to the staff report. The staff's major concern is the adequacy of N 10th Ave to handle the increased pedestrian and vehicular traffic that will result from construction equipment and vehicles shuttling between the hospital campus and the parking lot and from construction workers and hospital employees walking between the two locations. Staff has suggested a number of conditions of approval to increase safety. The other significant concern that staff has is that no information was submitted regarding storm water management. There is also concern about proper signage of the construction, changes and pedestrians. The lighting plan also needs to provide the amount of light that will be provided. Construction times will be limited from 7:00 am to 10:00 pm. The temporary parking site will also be restored to a vacant lot or a new application will be submitted prior to the Certificate of Occupancy issuance.
 - e. **Questions from the Commission:** Quillin asked if it is against the law to walk with traffic going up the hill. He thought that the Oregon State Law stated that you had to walk against the traffic because it was safer. He stated that the City should not condone something that would be breaking the law. He also asked if a pedestrian was struck by a vehicle, who would be responsible? The safety of pedestrians is a major concern. Cudahey commented that he thought there would be a curb separating the pathway from

the street, but that is not the case. Quillin asked if there would be a lighted cross walk or a flashing amber light. Fleishman stated that there will be street lighting added to the location, but there will be no flashing light.

Wonderling asked if there would be a shuttle and if that was a possibility. Maggie Hudson from the Santiam Memorial Hospital stated that they had thought of that possibility, but it hasn't been determined. She stated that was also a costly option for the hospital. Staff parking will become visitor/patient parking. Hudson stated that it is a better option to have the employees walking up the hill then having the patients walk up the hill. Lewis asked if the staff was aware of the parking changes. Hudson stated that they are aware of them, but not completely happy with them. Lewis stated that the weather can be bad and wet, the hill can get icy the road is bad and the lighting is poor. It may be beneficial to have a shuttle. Cudahey stated that he thought some sort of divider would be beneficial in separating the street from the walkway. Sampson asked how many people would be travelling up and down the hill each day. Hudson advised that it would be between 50-75 people at various times.

John Bauer, the Santiam Memorial Hospital attorney, reminded the Commission that this is temporary and explained that the avenues of funding will provide upgrades to the roadway upon completion of the project. Quillin asked why they didn't propose to develop the east side of the street. Fleishman stated that the development and engineering for the improvement would be substantial. Hudson stated that the work on the roadway would have to be done twice. It would seem unfair to ask the hospital to make upgrades to the walkway and then have to do full upgrade in 12 months. Fleishman stated that the City is pursuing 4 different options for funding for the 10th Avenue improvements.

Sampson asked if the speed limit could be reduced or if there were options for marking the pathway and crosswalk to make it more visible. Fleishman stated that there are some other options and suggested ideas such as rumble strips, cones, poles, speed bumps. Tyler stated that they would be able to separate the walkway with cones. Cudahey liked the idea of adding reflective cylindrical safety tubes to the roadway.

- f. Proponents' Testimony:** There was none.
- g. Opponents' Testimony:** There was none.
- h. Governmental Agencies:** There was none.
- i. General Testimony:** There was none.
- j. Questions from the Public:** There were none.
- k. Questions from the Commission:** There were none.
- l. Applicant's Summary:** The applicant had nothing more to add.
- m. Staff Summary:** The staff had nothing more to add.
- n. Close of Hearing:** Chair Wonderling closed the hearing at 8:03 pm.
- o. Commission Deliberations:** Quillin stated that he would like to get more information from the Chief Sebens regarding the law and would like to wait until the next meeting. He didn't feel the City should be in favor of pedestrians breaking the law. Lewis stated it is a bad piece of road, but it is what we have to work with. Sampson would be willing to agree if the roadway is marked well enough. Cudahey stated that this is a worthwhile

project and wouldn't want to delay the process for roadway issues that will be resolved and thought the reflective cylindrical safety tubes would be sufficient.

- p. **Commission Decision:** Quillin moved that the Stayton Planning Commission continue the deliberation on the application for Site Plan Review of Santiam Memorial Hospital (Land Use File #14-11/10) until December 27, 2010. The motion failed for the lack of a second. Lewis moved and Cudahey seconded that the Planning Commission approve the application for Site Plan Review of Santiam Hospital (Land Use File #14-11/10) and adopt the draft order with the change that the last bullet in Section A of the condition of approval 1 to refer to Public Works Design Standard 602.01.D and that the hospital install reflective cylindrical safety tubes. The motion passed with 4 in favor and Quillin opposed.

4. ADJOURN

Prior to adjournment, Fleishman advised that there will be no December meeting, unless something needs attention. The meeting adjourned at 8:15 pm.

Michelle Wonderling,
Planning Commission Chairperson

Date

ATTEST

Dan Fleishman,
City Planner

Date